



June 12, 2013

Item No. 5

**AUTHORIZATION TO ENTER INTO A CONTRACT
WITH TESKA ASSOCIATES, INC. TO PROVIDE MASTER PLANNING SERVICES
AT ALTGELD GARDENS – PHILLIP MURRAY HOMES**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Teska Associates, Inc. to provide master planning services at Altgeld Gardens – Phillip Murray Homes in an amount of \$335,000.

The Chief Development Officer of Development, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE GOAL #1:

Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop vibrant, complete communities.

FUNDING: Not to exceed \$335,000 of CHA General Funds

SOLICITATION SUMMARY:

Vendor: Teska Associates, Inc.
627 Grove Street
Evanston, Illinois 60201

Contract Type: Professional Services
Base Contract Amount: \$335,000
Base Contract Period: 6/19/13 through 9/30/13
Proposal Date: 05/10/2013
Publication(s): Chicago Sun Times, Chicago Defender, Extra

Solicitation Release Date: 05/06/2013
Days Advertised: 15
Addendum(s): 5/16/13 & 5/20/13
Solicitation Due Date: 05/23/2013
Vendor List: 91
Pick-up List: 60
Assist Agencies: 66

M/W/DBE & Section 3 Participation:

M/W/DBE Requirement 20% = \$67,000

Teska M/W/DBE Total = \$ 185,050 (55.2%)

Section 3 Business Concern Requirement 3% = \$10,050

Teska Section 3 Business Concern Total = \$10,050 (3%)

Teska Section 3 Hiring: 2

GENERAL BACKGROUND

Altgeld Gardens (Altgeld) and Murray Homes (Murray, collectively Altgeld-Murray) is located in the Riverdale community on the south east side of the City of Chicago, bounded by 130th Street (n), 134th Street (s), Cook County Forest Preserves (e) and St. Lawrence Avenue (w). Construction of Altgeld Gardens was begun in 1943 and was originally designed to house returning WWII military personnel. Murray Homes was built in 1954. Altgeld-Murray is located on approximately 169 acres and houses approximately 2,000 residential units (1,498 Altgeld Gardens and 500 Phillip Murray Homes). To date, the CHA's Capital Improvement program rehabilitated 1,323 units (1,009 units at Altgeld Gardens and 314 units at Phillip Murray Homes) with new renovated bathrooms, updated kitchens, modern lighting fixtures and heating/cooling systems as well as exterior work that included landscaping, laundry facilities, street improvements, and underground infrastructure systems. Currently 635 units remain un-rehabilitated and closed. The 1323 homes represent the largest family development in CHA's portfolio.

The selected Respondent is required to lead a master planning process that will explore and analyze existing conditions, potential land uses, and community facilities in order to implement a revitalizing model that will build upon CHA's Capital Improvement investments. Revitalization may take the form of any combination of consolidation, de-concentration, rehabilitation, renovation and new construction. The Master Site Plan deliverable will address physical and economic isolation including issues of inadequate access to retail and non-residential amenities, connectivity to broader community, natural and manmade barriers and vacant sites. It will identify the appropriate number of total units, unit density levels, housing tenancy, and building configurations that will establish a welcoming, diverse and empowered community that is economically viable and environmentally sustainable.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (HUD) procurement laws.

The Chief Development Officer concurs with the recommendation to authorize entering into a contract with Teska Associates, Inc. to provide master planning services at Altgeld Gardens – Phillip Murray Homes in an amount of \$335,000;

The CEO/President recommends entering into a contract with Teska Associates, Inc. to provide master planning services at Altgeld Gardens – Phillip Murray Homes in an amount of \$335,000.

RESOLUTION NO. 2013-CHA-43

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2013 entitled Authorization to enter into a contract with Teska Associates, Inc. to provide master planning services at Altgeld Gardens – Phillip Murray Homes in an amount of \$335,000.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Teska Associates, Inc. to provide master planning services at Altgeld Gardens – Phillip Murray Homes in an amount of \$335,000.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.



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